



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PM-3**

March 9, 2006

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**CERRITOS REGIONAL PARK TURF IMPROVEMENTS PROJECT  
CATEGORICAL EXEMPTION - ADOPT AND ADVERTISE  
SPECS. 6690; C.P. 86454  
SUPERVISORIAL DISTRICT 4  
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER AND  
THE DIRECTOR OF PARKS AND RECREATION THAT YOUR BOARD:**

1. Find that the Cerritos Regional Park Turf Improvements project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with Article 19, Sections 15301, 15304, and 15311 and under Classes 1(d), 4(c), and 11(a) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Adopt plans and specifications for construction of the Cerritos Regional Park Turf Improvements project at an estimated construction cost of \$7,060,000, and instruct the Executive Officer to advertise for bids to be received and opened on April 11, 2006, in accordance with the Instruction Sheet for Publishing Legal Advertisements (Enclosure B).
3. Authorize the Director of Public Works to execute a Consultant Services Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule for a not-to-exceed fee of \$7,500 funded

by existing project funds, and establish the effective date following Board approval.

4. Approve the Youth Employment Plan (Enclosure C).

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approving the recommended actions will authorize the Director of Public Works to initiate the bidding process for constructing turf renovations and other improvements for the Cerritos Regional Park Turf Improvements project and enable preparation of a baseline construction schedule.

The Cerritos Regional Park was originally constructed on land that was previously used as a dairy farm, and the existing soil conditions do not allow proper drainage of the top soil resulting in damage and deterioration of the turf in substantial areas of the park. The park is irrigated with reclaimed water that has a high salt content, which combined with the poor drainage through the soil has exacerbated turf deterioration.

Based on this need, the Department of Parks and Recreation directed Calvin R. Ahbe and Associates to design park renovations under an existing as-needed Architect/Engineer Agreement approved by your Board on November 12, 2002.

The project is divided into two phases to minimize schedule impact and meet budget restraints. Phase I includes 19.5 acres of moderate turf renovation and 15.5 acres of aggressive turf renovation. The moderate turf renovation includes detaching, aerating, and reseeding. The aggressive turf renovation includes removal of 6 inches of soil, importing 6 inches of sand, tilling the top 10 inches of soil, installing new drainage at low points, installing new irrigation system, and seeding. Phase I also includes relocation of trees, stone cobble treatment on two deteriorated slopes, below-grade waterproofing at the gymnasium exterior walls, new parking, parking lot renovations, and new conduits for park lighting.

The Phase I bid package includes two additive bid alternates and three unit price bid items. The bid alternates include rebuilding two parking lots and an additional 90 days of landscape maintenance. The unit price bid items are additive/deductive costs for a square foot of moderate turf renovation; a square foot of aggressive turf renovation; and a cubic yard of fill placed, compacted, and graded. Inclusion of these bid items will assist in efficiently progressing with the renovation work.

Phase II includes Americans with Disabilities Act accessible restroom improvements, above-grade park lighting improvements, and other park improvements. Upon completion of the Phase II design, we plan to use a Board-awarded Job Order Contract to complete the work.

Due to the nature of the project, employing at-risk youth on this project is not feasible.

The proposed Agreement with the apparent lowest responsible bidder to prepare a baseline construction schedule that conforms to the County's schedule specification is critical to successfully manage construction activities by both the contractor and the County, and a responsible contractor must be able to produce such a construction schedule. Bid specifications provide that if the apparent lowest bidder fails to complete an acceptable schedule, the Director may return to your Board to recommend that the bidder be determined nonresponsible and recommend awarding the construction contract to the next lowest bidder, contingent on that bidder completing a baseline schedule, which conforms to the County's specifications.

### **Implementation of Strategic Plan Goals**

These actions meet the County Strategic Plan Goals of Service Excellence and Fiscal Responsibility as these actions will provide improved facilities to serve the community's demands and increase the County's investment in public park space.

### **FISCAL IMPACT/FINANCING**

The established total project budget, including plans and specifications, plan check, construction, utility/equipment connection fees, consultant services, miscellaneous expenditures, and County services, is \$8,656,000. The project is currently funded from the Safe Neighborhood Park Propositions of 1992 and 1996 (\$1,951,569), the State Proposition 12 Roberti-Z'berg-Harris Program (\$532,660), the State Proposition 40 Specified Grant Program (\$3,427,771), and the prior year Fourth District Capital Project net County cost (\$2,744,000). The project appropriation has been identified in the Fiscal Year 2005-06 Capital Projects Budget, C.P. 86454.

Public Works' fair construction cost estimate for the base Construction Contract is \$7,060,000, without contingency. This does not include \$740,000 estimated for alternates. Bid alternates for rebuilding existing parking lots and an additional 90 days of landscape maintenance have been included and depending on the bids received, one or more of the alternates may be exercised.

The total project cost estimate is \$11,959,000. The Project Schedule and Budget Summary are included in Enclosure A. Based on the potential for increased project costs beyond the available funding and the volatility of the current construction market, we are recommending that your Board proceed with obtaining bids for construction and defer any adjustments to the project budget until the bid process has been completed. At that time, we will return to your Board with final recommendations regarding the project scope, funding, and contract award.

### **Operational Financing**

The project scope is limited to turf renovation and improvements to existing structures. Ongoing operational costs are expected to increase slightly for periodic turf aeration, winter over seeding, and fertilization. The scope of additional maintenance is under review by Parks and Recreation and will be fully defined when we return to your Board to award the Construction Contract.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard Contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the Contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the Contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, bidders will be required to attest their willingness to consider Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for Federal Earned Income Credit under the Federal income tax laws.

Bidders will also be required to show full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

To ensure that the Contract is awarded to a responsible contractor with a satisfactory history of performance, bidders are required to report violations of the False Claims Act, their civil litigation history, and information regarding prior criminal convictions. The information reported will be considered before making a recommendation to award.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project has been reviewed and determined to be categorically exempt under CEQA in accordance with Sections 15301, 15304, and 15311 and in accordance with Appendix G, Class 1, Subsection (d), Class 4, Subsection (c), and Class 11 Subclass (a) of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, which allows for the alteration of existing public facilities involving negligible or no expansion of use beyond that previously existing at the facility, for new gardening and landscaping, and for constructing small parking lots. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk.

### **CONTRACTING PROCESS**

Advertising for bids will be in accordance with the County's standard Instruction Sheet for Publishing Legal Advertisements (Enclosure B). Following receipt of bids, we will return to your Board for construction contract award.

As requested by your Board on February 3, 1998, this Contract opportunity will be listed on the Doing Business with Us website.

Participation by Community Business Enterprises (CBE) in the project is encouraged through Public Works' Capital Projects' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBEs.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Although available park space will decrease, there will be no negative impact on current County services during the performance of the recommended services. The park is currently operational; therefore, construction activities will be phased to limit construction impacts to community park use.

The Honorable Board of Supervisors  
March 9, 2006  
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**CONCLUSION**

Please return one adopted copy of this letter to the CAO (Capital Projects Division) Parks and Recreation, and Public Works.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

DAVID E. JANSSEN  
Chief Administrative Officer

RUSS GUINEY  
Director of Parks and Recreation

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Enc. 3

cc: Auditor-Controller  
County Counsel  
Department of Health Services  
Office of Affirmative Action Compliance  
Department of Public Social Services (GAIN/GROW Program)

March 9, 2006

**ENCLOSURE A**

**CERRITOS REGIONAL PARK TURF IMPROVEMENTS PROJECT  
CATEGORICAL EXEMPTION - ADOPT AND ADVERTISE  
SPECS. 6690; C.P. 86454**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Design Notice to Proceed Construction Document Submittal Jurisdictional Approval	08/05/2003* 11/28/2005* 03/28/2006
Construction Bid and Award	06/06/2006
Construction Start Construction Substantial Completion Acceptance	06/20/2006 05/30/2007 07/28/2007

\*Indicates completed activities.

## II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Land Acquisition	0
Construction Phase I	
(a) Construction	\$ 7,060,000
(b) Change Orders	706,000
Subtotal	<u>\$ 7,766,000</u>
Construction Phase II	
(a) Construction	\$ 1,120,000
(b) Change Orders	<u>\$ 112,000</u>
Subtotal	\$ 1,232,000
Utility Connection Fees	<u>\$ 40,000</u>
Construction Subtotal	\$ 9,038,000
Equipment/Telecommunication Control	0
Plans and Specifications	\$ 700,000
Consultant Services	\$ 58,000
Miscellaneous Expenditures	\$ 62,000
Jurisdictional Reviews and Plan Check	\$ 25,770
Civic Art	\$ 97,380
County Services	\$ 1,977,850
<b>TOTAL</b>	<b>\$ 11,959,000</b>



March 9, 2006

**ENCLOSURE B**

**CERRITOS REGIONAL PARK TURF IMPROVEMENTS PROJECT  
CATEGORICAL EXEMPTION - ADOPT AND ADVERTISE  
SPECS. 6690; C.P. 86454**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE  
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishings, materials, labor, and equipment required to complete construction for the following work:

<b><u>SD</u></b>	<b><u>SPECS</u></b>	<b><u>PROJECT</u></b>	<b><u>BID DOC. FEE</u></b>	<b><u>DATE OF BID OPENING</u></b>
1	6690	Cerritos Regional Park Turf Improvements Project	\$25	April 11, 2006

Copies of the project manual and drawings may be obtained at the Cashier's office, Department of Public Works, 900 South Fremont Avenue, Mezzanine Floor, Alhambra, California 91803, for the fee stated above. For bid information, please call (626) 458-2563. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's office no later than 2 p.m. on the date indicated. Bids will be publicly opened, examined, and declared by Public Works at 2:30 p.m. on this date in Conference Room C, 900 South Fremont Avenue, 1st Floor, Alhambra, California 91803.

Bids must conform to the drawings and project manual and all bidding requirements. This project requires the prime contractor to possess a B license classification at the time of award. The contractor should verify to his/her satisfaction that he/she holds the correct license for this type of project.

### **PRE-BID CONFERENCE**

The Public Works' Project Management Team will hold a prebid conference at 11 a.m. on March 28, 2006, at the project site, located at 19700 South Bloomfield Avenue, Cerritos, California, to provide information on the project, bidding process, and answer any questions that the potential bidders may have. For further directions, please contact Ron Beal with the Public Works' Project Management Team at (626) 458- 2587.

### **OTHER INSTRUCTIONS**

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code, to contract with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Upon 72 hours notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more ADA information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California,  
dated March 21, 2006.

Specs. 6690

JOANNE STURGES, ACTING EXECUTIVE OFFICER  
OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES

March 9, 2006

**ENCLOSURE C**

**CERRITOS REGIONAL PARK TURF IMPROVEMENTS PROJECT  
CATEGORICAL EXEMPTION - ADOPT AND ADVERTISE  
SPECS. 6690; C.P. 86454**

**YOUTH EMPLOYMENT PLAN**

**Background:**

The Cerritos Regional Park was originally constructed on land that was previously used as a dairy farm and the existing soil conditions do not allow proper drainage of the top soil resulting in damage and deterioration of the turf in substantial areas of the park. The park is irrigated with reclaimed water that has a high salt content, which combined with the poor drainage through the soil has exacerbated turf deterioration.

The project is divided into two phases. Phase I scope includes 19.5 acres of normal turf renovation and 15.5 acres of aggressive turf renovation. The normal turf renovation includes detaching, aerating, and reseeding. The aggressive turf renovation includes removal of 6 inches of soil, importing 6 inches of sand, tilling the top 10 inches of soil, installing new drainage at low points, installing new irrigation system, and seeding. The Phase I scope also includes relocation of trees, stone cobble treatment on two deteriorated slopes, below-grade waterproofing at the gymnasium exterior walls, new parking, parking lot renovations, and new conduits for park lighting.

The Phase I bid package includes two additive bid alternates and three unit price bid items. The bid alternates include rebuilding three parking lots and an additional 90 days of landscape maintenance. The unit price bid items are additive/deductive costs for a square foot of normal turf renovation; a square foot of aggressive turf renovation; and a cubic yard placed, compacted, and graded fill. Inclusion of these bid items will assist in efficiently progressing with the renovation work.

Phase II scope shall include Americans with Disabilities Act accessible restroom improvements and above-grade park lighting improvements. This work will be conducted after the design packaging is complete and the building and execution strategy has been established.

**Task(s) that may be Performed by Youth:**

Employment of at-risk youth on this project is not feasible due to the nature of the work.

**Youth Employment Goal:**

Under the provisions of the Los Angeles County Regional Park and Open Space District policy on employment of youth, the Youth Employment Minimum Obligation of the County of Los Angeles is \$15,739,750 (equal to 50 percent of the total maintenance and servicing funding from Proposition A of 1992 and 1996). The County of Los Angeles has met its Youth Employment Goal; however, Parks and Recreation continues to actively pursue employment opportunities for youth on all construction projects. At-risk youth employment accomplished to date is as follows:

	<b><u>Accomplished</u></b>
Project Support	\$ 849,717
Maintenance	\$ 269,680
Other New Youth Employment *	<u>\$23,302,052</u>
<b>Total At-Risk Youth Employment</b>	<b>\$24,421,499</b>

\* Various parks and other County programs